

The House Committee on Agriculture and Consumer Affairs offers the following substitute to HB 1048:

A BILL TO BE ENTITLED
AN ACT

1 To amend Article 2 of Chapter 5 of Title 44 of the Official Code of Georgia Annotated,
2 relating to conveyances, so as to provide that each conveyance of real property on which is
3 located a residential structure shall require a certification that such structure has been
4 inspected for termites and other wood-destroying organisms; to provide for waivers; to
5 provide for delivery; to provide for exceptions; to repeal conflicting laws; and for other
6 purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Article 2 of Chapter 5 of Title 44 of the Official Code of Georgia Annotated, relating to
10 conveyances, is amended by adding a new Code section to read as follows:

11 "44-5-49.

12 (a) Prior to the delivery of a deed conveying an interest in real property on which is
13 situated a single family residence, the transferor shall deliver to the transferee a
14 certification by a person employed by a licensee under Chapter 45 of Title 43 that such
15 structure has been inspected for termites and other wood-destroying organisms and stating
16 the results of such inspection.

17 (b) This Code section shall not apply to a conveyance in which the purchaser has at or
18 before the closing executed a written waiver of the receipt of the certification."

19 **SECTION 2.**

20 All laws and parts of laws in conflict with this Act are repealed.